

TOWNSHIP OF READINGTON

YOU ARE HEREBY NOTIFIED THAT AN ORDINANCE ENTITLED:

***AN ORDINANCE OF THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON,
STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING TOWNSHIP CODE
CHAPTER 123, ARTICLE 1 UNIFORM FIRE SAFETY STANDARDS TO ESTABLISH A
DESIGNATED LOCAL ENFORCING AGENCY RESPONSIBLE FOR THE
ENFORCEMENT OF THE NEW JERSEY UNIFORM FIRE CODE***

Ordinance #19-2023

WHEREAS, the Township of Readington, for the preservation of the public health, safety and welfare of the municipality and its inhabitants, is concerned about the enforcement of the New Jersey Uniform Fire Code (N.J.S.A. 5:70 et seq.) and Uniform Fire Safety Act (N.J.S.A. 52:27D-192 et. seq.); and

WHEREAS, the Township of Readington wishes to comply with the regulations set forth by the Uniform Fire Safety Act (N.J.S.A. 52:27D-192 et. seq.) and ensure that the duties of the Fire Official are performed on a regular basis by a competent, responsible agency designated by the Township.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey, as follows:

Section 1.

Chapter 123, Article 1 of the Readington Township Code, “Uniform Fire Safety Standards” is hereby deleted in its entirety and replaced with the following:

§123-1. New Jersey Uniform Fire Code.

The New Jersey Uniform Fire Code shall be locally enforced in the Township of Readington by the adoption of this article, which the Uniform Fire Code is hereby incorporated by reference in its entirety herein.

§123-2 Local Enforcing Agency Designation

- A. The local enforcing agency shall be the Raritan Township Department of Fire Safety.
- B. The local enforcing agency established herein shall be part of the Department of Fire Safety and shall be under the direct supervision and control of the Fire Marshal, who shall be appointed by the Township of Raritan.

§123-3 Local Enforcing Agency; Duties

- A. Duties. The local enforcement agency shall enforce the New Jersey Uniform Fire Safety Act (N.J.S.A. 52:27D-192 et seq.) in all buildings, structures, and premises within the

established boundaries of the Township of Readington, other than owner-occupied one- and two- family dwellings and shall faithfully comply with the requirements of the New Jersey Uniform Fire Code.

- B. Required Life Hazard Use Inspections; Fees. The local enforcing agency shall carry out the cyclical inspections of life hard uses as required by the New Jersey Uniform Fire Code on behalf of the Commissioner of the Department of Community Affairs. The local enforcing agency shall also carry out inspections of non-life hazard uses pursuant to Section 123-6 of the Code of the Township of Readington. When in the opinion of the Fire Marshal there exist conditions likely to cause fire, contribute to the spread of fire, interfere with firefighting operations, endanger life, or violate the provisions or intent of this chapter, additional inspections may be made as often as necessary for the purpose of ascertaining these conditions and causing them to be corrected.
- C. Fees. The Department of Fire Safety shall also collect fees for permits, certificates of fire code compliance and certificates of smoke detector and carbon monoxide compliance (CSDCMAC) as set forth in the New Jersey Uniform Fire Code and Section 123-3(B) as follows:

Type of Permit	Fees
Type 1	\$55
Type 2	\$215
Type 3	\$430
Type 4	\$645
Type 5	Reserved

The application fee for a certificate of smoke detector and carbon monoxide alarm compliance shall be:

1. Requests for CSDCMAC received more than 10 business days prior to the change of occupancy: \$50.
2. Requests for CSDCMAC received four to 10 business days prior to the change of occupancy: \$100.
3. Requests for a CSDCMAC received fewer than four business days prior to the change of occupancy: \$160

A \$50 reinspection fee will be charged for all failed inspections.

Certificate of code compliance: \$65

§123-4. Appointment of Inspectors.

In the event that it is necessary for the appointment of inspectors to carry out the provisions requiring inspection activity in the Township, such inspectors shall be appointed by the Raritan Township Committee upon the recommendation of the Fire Marshal. The inspector(s) shall be under the supervision and control of the Fire Marshal. The Readington Township Attorney shall serve as legal counsel for the enforcement of this chapter.

123-5. Right to Appeal.

Any person aggrieved by any order of the local enforcement agency shall have the right to appeal to the Construction Board of Appeals of the County of Hunterdon.

123-6. Non-Life Hazard Uses; Registration, Inspections, Fees.

- A. Registration. Non-life hazard uses shall be registered with the local enforcing agency. Specifically, all non-life-hazard businesses and multiple-dwelling residential buildings in the Township of Readington shall register with the local enforcing agency on a form provided by the agency. New businesses and multiple-dwelling residential buildings must be registered within 30 days of occupancy. Failure to register will subject the owner of the business or multiple- dwelling residential building to a penalty of \$250 issued by the Fire Marshal.
- B. Inspections. Non-life-hazard uses shall be inspected through a cyclical program established by the local enforcing agency.
- C. Registration fees. The operator of a non-life-hazard business or multiple- dwelling residential building shall pay to the Raritan Township Department of Fire Safety a registration fee. This fee shall be assessed upon inspection. The fee shall be as follows (square footage is based upon gross floor area of all floors, including basements):
 - 1. As to business uses:
 - a. Occupancy under 2,000 square feet: \$65.
 - b. Occupancy 2,001 to 3,999 square feet: \$75.
 - c. Occupancy 4,000 to 5,999 square feet: \$125.
 - d. Occupancy 6,000 to 7,999 square feet: \$175.
 - e. Occupancy 8,000 to 9,999 square feet: \$225.
 - f. Occupancy 10,000 to 11,999 square feet: \$275.
 - g. Occupancy 12,000 to 13,999 square feet: \$325.
 - h. Occupancy over 14,000 square feet: \$375.
 - i. Retail or commercial common area: \$175.
 - 2. As to multiple-family residential dwellings:
 - a. Multiple-family dwellings:
 - i. One to five units: \$100.
 - ii. Six to 25 units: \$125.
 - iii. Over 25 units: \$225
- D. Failure to pay registration fees. It shall be unlawful to refuse to pay the registration fee after being given notice to do so as per the fee schedule established by the subsection. Any penalties assessed are in addition to others previously assessed. Full payment shall be made within 30 days of issuance of the notice by Raritan Township for payment of the registration fee. If payment is not received in 30 days, the matter will be referred to the Raritan Township Attorney for summary collection pursuant to the Penalty Enforcement Law (N.J.S.A. 2A:58-10 et. seq.). A minimum \$25 late penalty will be assessed.

Section 2: Severability.

The various parts, sections and clauses of the Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be effected thereby.

Section 3: Repealer.

Any ordinances or parts therefor in conflict with the provisions of the Ordinance are hereby repealed as to their inconsistencies only.

Section 4. Effective Date.

This Ordinance shall take effect upon final passage and publication as provided by law.

A TRUE COPY OF WHICH ORDINANCE IS PRINTED ABOVE WAS INTRODUCED AT THE MEETING OF THE TOWNSHIP COMMITTEE ON **AUGUST 7, 2023** AND THAT IT IS THE INTENTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF READINGTON TO CONSIDER PASSAGE OF SAID ORDINANCE AT THE REGULAR MEETING OF THE TOWNSHIP COMMITTEE TO BE HELD AT THE MUNICIPAL BUILDING, 509 ROUTE 523, WHITEHOUSE STATION, NEW JERSEY, ON **SEPTEMBER 5, 2023** AT 7:45 P.M. AT WHICH TIME AND PLACE, OR AT ANY TIME OR PLACE TO WHICH THE MEETING SHALL BE FROM TIME TO TIME ADJOURNED AN OPPORTUNITY WILL BE GIVEN TO ALL PERSONS WHO MAY BE INTERESTED THEREIN TO BE HEARD CONCERNING SAID ORDINANCE.

KARIN M PARKER, *RMC*
MUNICIPAL CLERK